

## CPAM 2004-0008 EAST GATE ASSEMBLAGE

**The following are policy amendments recommended for approval by the Transportation/Land Use Committee on May 23, 2005.**

### **A. Proposed Land Use Mix Policy:**

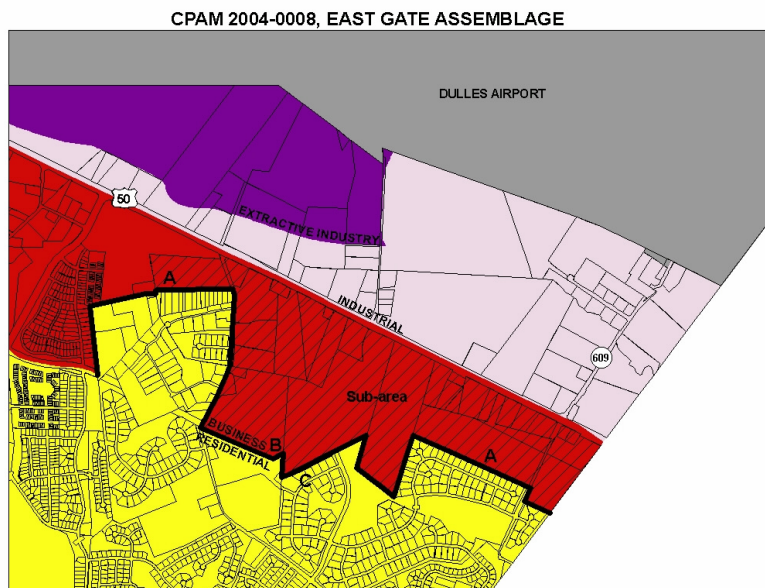
The text and referenced map to be added to the Revised General Plan's General Business Land Use Policies as Policy 9a.

The County may choose to apply the Business Land Use, Office and Light Industrial Land Use mix ratios on a sub-area wide basis for the sub-area depicted on the CPAM 2004-0008 map (dated August 31, 2004) when such applications further the business and land use goals of the Revised General Plan.

- (1) Development proposals requesting a sub-area based application of the land use mix should include the following: (i) a sub-area concept plan that demonstrates how the Plan's land use mix goals for either a Regional Office or Light Industrial community are achieved, and (ii) an inventory of existing land uses to be considered as part of the land use mix calculations. An individual project that would consume all of a single land use from the land use matrix is discouraged.
- (2) Development proposals requesting a sub-area based application of the land use mix should demonstrate compatibility with the Planned Land Use community type (Regional Office or Light Industrial) that exists or has already been proposed.

### **B. Proposed Changes to the Planned Land Use Boundary:**

Amend the Revised General Plan's Planned Land Use Map to reflect Alignments A, B and C.



### **C. Proposed Transportation Changes:**

The Revised Countywide Transportation Plan map on page 3-3, the Proposed Ultimate Conditions for Major Transportation Facilities in Eastern Loudoun County map on page 3-5, and the Appendix, page A1-31 of the Revised Countywide Transportation Plan to be amended to reflect the transportation changes described below. Appendix 1, page A1-31 should specifically be amended as follows: Poland Road (742): North of Tall Cedars Parkway (Ultimate Condition), Functional Classification: Minor Collector, Lanes/Right of Way: Four-lanes/70 Foot ROW, Description: U4. Local access minor collector with left and right turn lanes at major intersections. 40 mph design speed. Route 742 will be realigned to connect with Defender Drive and Route 50 intersection terminated when Route 50 becomes limited access.

- Change the revised Countywide Transportation Plan (CTP) to remove the existing alignment of the future Pleasant Valley Connector as currently shown on the CTP map and to relocate it consistent with the final alignment of the Pleasant Valley Connector approved in ZMAP 2005-0002, ZMAP 2004-0020, and ZMAP 2005-0003 (East Gate rezoning applications).
- Amend the CTP to change Poland Road, north of Tall Cedars Parkway, from a two-lane road to a four-lane undivided U-4 section.